

# Paradise Hills Homeowners' Association

## *Regular Board Meeting Minutes*

**Meeting & Date:** Aug 20, 2019  
Rainbow Fire Station

**Board Members Present:**

Britt Gaskell, President  
Jessie Jobe, Secretary  
Dennis Whitmer, Vice President  
Steve Swain, Treasurer  
Al Summerford, Member  
Shawn Meyer, Member  
Donna Carr, Member

**Non Board Members Present:**

T.J. Carney  
Zane Jobe  
Bill Taylor's Representative

**Called to Order: 6:10pm by Britt Gaskell**

**Approval of Meeting Minutes**

Approval of meeting minutes from May 28, 2019 – Steve motioned and Donna seconded to approve the meeting minutes from May 28, 2019. The motion passed by a show of hands.

Approval of meeting minutes from June 11, 2019 – Shawn motioned and Dennis seconded to approve the meeting minutes from June 11, 2019. The motion passed by a show of hands.

**Approval of Financials**

Sandy sent financials to the Board that is current as of June 30<sup>th</sup>. Steve, as Treasurer, explained that the loan is paid off, and \$50,814 remains in the water budget. Last year's repair is also paid off (\$16,650). We've collected ~\$106,000 in water surcharges from the dues so far. The operating budget has \$14,986 left, and total expenses to date are \$3500. The Board had planned on putting \$6000 into reserves. Al motioned and Dennis seconded to accept and approve the financial report. The motion passed by a show of hands.

**Update on Water Line proposed work and fire hydrants**

**Water Line Upgrade:** Steve provided an update on the water upgrade. There is a state-revolving fund loan program (low-cost government loan), up to 20-year loans that are available for non-profits. The Board applied and just made deadline for this coming year; the program accepted our eligibility survey (i.e., info about our HOA). The Board now needs to decide if we want to go ahead with a project and proceed with getting loan. Loan interest rates are 1-2%. If the Board decides to proceed with this loan, the HOA will need to complete a needs assessment and environmental studies, and can work with the engineers at Element Engineering to complete these tasks (they have done it before). However, the design will need to be done upfront. The Homeowners need to be informed and approve of the project at a public meeting. The HOA membership will also need to approve the surcharge per the by-laws. The role of LMWD was raised. Based on past LMWD meetings, it was thought that LMWD will likely not be taking on a project this size soon and wouldn't qualify for this loan. Will LMWD acquire the lines, and if so, do our proposed projects meet their criteria? What are the short-term and long-term benefits to LMWD taking over the lines? Long-term benefits are probably good (i.e., one organization to maintain water lines, know history, etc.), but nothing good in the short-term? Dennis motioned and Al seconded to move forward on the Sunrise Drive water upgrade project.

The motion was unanimously approved by a show of hands. Dennis motioned and Donna seconded to begin the application for state-revolving fund loan program. The motion was unanimously passed by a show of hands. The Board will strive to disseminate this information to the membership at the next annual meeting. The Board will discuss how present these plans to the membership. The next step is a pre-qualification form.

**Fire hydrants:** The last time fire hydrants were inspected (valves and hydrants) was in 2013. Sandy confirmed that the HOA paid for it, but the report is missing. Treatment Technologies performed the inspection. T.J. provided the Board with a previous report from 2008. Inspections should be done at least every 5 years, if not every year, and it was included in budget to have another inspection completed this year. The PRVs have already been inspected, so they can be inspected again in a few more years. There are 36 hydrants in our system, including the new one on Strada Rossa. Al motioned and Donna seconded that a company and costs be identified for the fire hydrants to be inspected, to be voted and approved via email. Donna motioned and Shawn seconded that Al serves as the person in charge of the fire hydrant project. The motion was approved by a show of hands.

### **Welcome Packets**

Welcome packets were discussed at the last meeting, but tabled until this meeting. After a short discussion, the Board decided that what is included in the welcome packets should be defined. Jessie will contact Sandy to see what is currently in the packet that is provided to new homeowners.

### **Community Clean-up**

The clean-up day happened a few weeks ago. There was not enough trash to schedule a County pick-up, so the neighbors took the trash home and put it in their own trashcans. There were not as many people that attended this year, and it happened later in year than it usually does, so less trash was collected.

### **ARC committee and development update**

Steve motioned and Al seconded that Bruce and Wes are appointed to ARC committee. The motion was approved by a show of hands.

Members of the community raised concerns about Strada Rossa and the speed of construction trucks. Strada Rossa is not a private road, and other members of the community are allowed to use the road – it is a right of way. Pedestrians and horses are allowed. The lots are private property. However, it is not the Board's place to police the speeds of trucks due to construction. Concerned residents should call Jefferson County to alert authorities. Furthermore, calls should not go to Bill, as he also cannot be held responsible for the contractors. The vacation case for the road was withdrawn from the County.

### **Covenant violations and weeds**

Concerns were raised about weed control in the community. Weeds are technically not in the covenants – it is interpreted as a public nuisance or landscape issues. The County has determined that the weeds are noxious, so they are classified as a public nuisance. Should the HOA not police weeds if the outlots are still covered in weeds? Following discussion, it was decided that the Board has done their job sending the weed letter and encouraging community to be a good neighbor and spraying most of the outlots.

Britt has been helping the ARC handle covenant violations, and has resolved 5 covenant violations so far this year. She solved all of them via talking to neighbors. Karen sends covenant violations to Board email, and

Britt responds and works to resolve the issues. For covenant violations, the Board needs to define which ones to pursue and what the committee will do. Britt suggests that a discussion of a covenant violations committee be tabled for now, and Britt can continue to deal with violations and will escalate to the Board if necessary. The scope and responsibilities of the committee still need to be defined before one is formed. Britt has the authority to deal with covenant violations. At future meetings, we will have a report on how the covenant violations are being resolved. Karen sends covenant violations to Board email, and Britt responds and works to resolve the issues.

**Neighborhood fence**

Jeff and Gloria Bowen reported that they heard a rumor that the fence (that borders Paradise Road) will be removed and wrote a letter in support. Britt would like us to provide funds to improve fence and look into a company. Al motioned and Dennis seconded that the Board researches companies to improve the fence. The motion was approved by a show of hands. Al will walk and take pictures of the fence and let the Board know what needs to be repaired.

**Entrance to Neighborhood**

Daniel and Ginger Summers (29 Dekker Drive) requested that the entrance to the neighborhood be refurbished and improved (the triangle at Paradise and Highway 40). They spent a number of hours pulling weeds and sprucing it up, including adding a plaque to honor Paul Kalkwarf (sp?). They suggested we have a landscaping company plant flowers and maintain it. If this were done, how would we water the plants? The Board decided we should look into this for next year. The HOA does have some funds allocated for the fence. A suggestion was made that to cut costs, perhaps the Board should ask community to see if folks want to contribute time and skill to revamp the triangle. Al motioned, and Steve seconded that the Board draft an email about improving the triangle seeking time and skill from neighbors and creating a dedication. The motion was approved by a show of hands. Jessie will draft email and send to Board before sending out to community and via NextDoor. The Board will also then need to budget for maintenance of the triangle and remove dead trees on common space by benches.

**Sandy's Retirement**

Sandy has decided to retire after 24 years, and she has offered to stay on and train a new bookkeeper before retiring. Sandy will look for candidates, but the Board should also start seeking a new bookkeeper. It was suggested that perhaps this new person might take on an expanded role (admin duties, website, etc).

**Meeting Adjourned: 7:43 pm by Britt**

**Acronyms**

ARC	Architectural Review Committee
CARE	Canyon Area Residents for the Environment
LMWD	Lookout Mountain Water District
PHHOA or HOA	Paradise Hills Homeowners Association

Respectfully submitted,

Jessie Jobe